

FINAL  
SETTLEMENT REPORT  
OF THE  
KHERI DISTRICT

BY

S. H. BUTLER, Esq., I. C. S., Settlement Officer



*ALLAHABAD :*

NORTH-WESTERN PROVINCES AND OUDH GOVERNMENT PRESS

1901.

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No.  $\frac{471}{1-269A}$  of 1901.

FROM

H. F. HOUSE, Esq., I.C.S.,

SECRETARY, BOARD OF REVENUE,

N.-W. PROVINCES AND OUDH,

TO

THE CHIEF SECRETARY TO GOVERNMENT,

N.-W. PROVINCES AND OUDH,

REVENUE DEPARTMENT.

*Dated Allahabad, the 7th November 1901.*

SIR,

DEPARTMENT I.  
SETTLEMENT OF LAND  
REVENUE.

*Present:*  
THE HON'BLE  
MR. H. F. EVANS, C.S.I.

I AM directed to submit the Final Report on the recent revision of the settlement of the Kheri district, together with the Commissioner's review and the following remarks.

2. The settlement operations have resulted in the enhancement of the State demand from Rs. 8,31,285 to Rs. 10,30,565, to be reached by progressive steps 10 years after the introduction of the assessments, and the cost has been only Rs. 1,10,216 (Rs. 44 per square mile), or, with the survey charges, Rs. 3,24,971 (Rs. 130 per square mile).

3. The assessments have been made with Mr. Butler's usual care and discrimination. They were carefully examined by the Settlement Commissioner, Mr. Hooper, and by the Board, and were approved by Government; and the Board have pleasure in recommending that the settlement be confirmed for 30 years from the 1st July in the years in which the assessments of the several parganas took effect, with such modifications of the period in the case of individual parganas as may be required in order to allow of the settlement expiring as indicated in paragraph 28 of the report.

I have the honour to be,

SIR,

Your most obedient servant,

H. F. HOUSE,

*Secretary.*

No.  $\frac{12535}{1-507}$  of 1901.

FROM

J. B. THOMSON, Esq., I.C.S.  
COMMISSIONER, LUCKNOW DIVISION,

TO

THE SECRETARY, BOARD OF REVENUE.  
N.-W. PROVINCES AND OUDH.

*Dated the 14th October 1901.*

SIR,

I HAVE the honour to forward for the Board's orders the Final Settlement Report of the Kheri district by Mr. S. H. Butler, Settlement Officer, which has been received from the Press. I had hoped before doing so to have had an opportunity of discussing its details with Mr Butler personally, but owing to his deputation to the Government of India this is now impossible. As I personally have not been in charge of this division during the progress of the settlement, and as yet have had no practical experience of the district, any remarks from me can be of little use; and I would suggest that the report prior to its submission to Government be shown to Mr Hooper on his return from furlough at the end of the month for any comments he may have to make, he, as Settlement Commissioner, having been associated with Mr. Butler in these operations and made a prolonged tour in the district.

2. The district is, as described, one of the most backward and unhealthy in Oudh, and it is evident that the peculiar and varying nature of the rental systems fully described by Mr. Butler must have rendered the work of assessment difficult, and that this difficulty must have been enhanced by the weakness of the Land Record staff and the consequent inferiority of the records themselves. There is much room for effecting improvements in the district itself, especially in the direction of clearing the jungles and carrying out protective works along some of the rivers. The population has during the last 10 years remained stationary and the irrigated area is less than 10 per cent. of the average cultivated area.

3. The result of Mr. Butler's proposals is that he assumes the net assets to be Rs. 22,19,870 (including Rs. 21,553 for sewai), and he would take Rs. 10,30,565, or 46·4 per cent., as revenue. This amounts to an enhancement of 21 per cent. on the whole, though in individual cases the enhancement has been greater. The incidence works out to Rs. 1-4-10 on the area assessed. This is considerably less than the enhancement taken in the neighbouring district of Sitapur, nearly 29 per cent., and may, I think, be accepted as moderate and fair. The area assessed (790,810 acres) is no doubt considerably above the average of 15 years' cultivation, but is considered by Mr. Butler a safe area for a 30 years' assessment, being well below the cultivated area for the best years on record, and a reference to the figures given in paragraph 16 of the report shows that though there is considerable variation in the rent rates, the average rate falls below Rs. 3 in very few instances, while the incidence of the revenue as stated above, is only Rs. 1-4-10.

4. The large proportion of the area which is held in taluqdári tenure (70) is noticeable, as is the fact that rents are lowest on these estates. It is matter for regret that nearly all the taluqdárs are in debt, and that the cause of this is their own folly and extravagance. This is given as one reason for the moderate assessment made, and, considering the former heavy assessments, and that opportunity should be given to the landlords to develop and improve their estates, I agree with Mr. Butler in advocating a 30 years' settlement for the whole district.

5. The total cost of the operations works out to a little more than Rs. 44 a square mile. This is somewhat less than in Sitapur, where the rate was Rs. 45 per square mile. The work seems to have been economically done and the result to be creditable to Mr. Butler.

6. The lightness of the case work and the small number of appeals testifies to the care which must have been exercised by Mr. Butler and his subordinates, and the final remarks recorded by him in paragraph 32 of his report will, I am certain, satisfy the Board and Government that his methods were commendable and marked by sympathetic dealing with the people as well as consideration for the interests of Government.

I have the honour to be,

SIR,

Your most obedient servant,

J. B. THOMSON,

*Commissioner*



FROM

S. H. BUTLER, Esq.,

LATE SETTLEMENT OFFICER, KHERI,

TO

THE COMMISSIONER, LUCKNOW DIVISION.

*Dated 10th September 1901.*

SIR,

I HAVE the honour to submit the final report on the revision of settlement in the Kheri district. In obedience to standing orders the report is limited to a cold collation of the results, which have already been explained, examined and approved, or modified, in great detail. That the modifications were few in a district where, owing to the instability of agricultural conditions, the settlement was especially exposed to differences of opinion, is due to the fact that in the majority of cases my proposals were made in consultation on the spot with Mr. Hooper, who himself inspected about 20 per cent. of the villages. The modifications made by higher authority were generally in the direction of greater moderation.

2. I cannot speak too highly of the work of my subordinates. Mr. Pim's work was distinguished throughout by sympathy for the people, by a keen interest in all agricultural conditions, by great readiness to learn, and by "common sense in an uncommon degree." His last assessments were those of a trained Settlement Officer, and his independent judgment was often most helpful to me.

I desire also to acknowledge the assistance given to me by Mr. J. C. Smith, now Assistant Settlement Officer, Almora. Mr. Smith was sent to me merely for a brief course of settlement training; but he made such progress and showed such aptitude for the work that, before he left me, I was able to employ him in inspection work; and his inspection notes won the approval of Mr. Hooper. In addition to a knowledge of agriculture, rare in so junior an officer, Mr. Smith possesses the qualities which are specially required for settlement work—active habits, sound sense, an eye for country, and a desire to learn from the people what the people have to say about themselves.

3. The *khewats* of the district were revised by Babu Ram Sarup, Deputy Collector. The work was troublesome and difficult; but his conciliatory manners, good sense and thoroughness, prevented or settled many disputes, and won him a high reputation in the district, which I entirely share.

4. In our efforts we were admirably supported by the office. The establishment was small and the work was incessant, and great credit is due to B. Har Parshad, head clerk, for the fact that the urgent demands upon the office were met without delay. This hardworking and experienced official will shortly come under reduction. I trust that the Board of Revenue will be able to make some arrangement for him.

5. In conclusion I desire to acknowledge the courtesy which I have always received at the hands of Mr. Luker and Mr. Walton of the Government Press, and the despatch with which the printing has been done.

I have the honour to be,

SIR,

Your most obedient servant,

S. H. BUTLER.

# FINAL REPORT ON THE SETTLEMENT OF THE KHERI DISTRICT.

## SECTION I.—INTRODUCTORY.

THE district was described in the last settlement report as “the largest, the most backward, and the most thinly populated in Oudh.” Overshadowed by forests that reach up to the Nepal frontier, and intersected by streams and rivers, it is also the most unhealthy. The climate is generally admitted to have improved somewhat since the last settlement; but deadly fevers are still endemic, the water is bad, and from time to time violent outbreaks of cholera and cattle disease almost depopulate large areas. General description.

2. The two western parganas, Muhamdi and Pasgawan, border on the Sháhjahánpur and Hardoi districts, and are separated from the rest of Kheri by the river Gumti. The tract along the Sháhjahánpur border lies low and suffers in wet years; and there is a fringe of sandy upland along the Gumti; but the centre of the parganas is a fertile loam. The proprietary body is numerous, poor, prone to default, and criminal in its habits; the rent-rolls are confused, if not concealed, in many cases by dealings between landlord and tenant in sugar, grain, and loans; and generally these parganas have more in common with the districts over the border than with Oudh.

3. Between the Gumti and the Katna is a plateau of sandy soil known as the “Parehar,” extremely precarious and unhealthy, but still of some repute as a breeding and feeding ground for small but healthy cattle. This tract includes the parganas of Atwa-Piparia, Magdapur, and Aurangabad. At the north of Atwa-Piparia and in the centre of Aurangabad are a few stable villages.

4. The richest portion of the district lies between the Katna and the Ul, and comprises the Haidrabad, Kasta, Paila, and Kheri parganas. These parganas contain many fine villages, but their extremities are precarious and poor. The pargana Kukra-Mailani, which lies geographically at the north of this block, is surrounded by forest, and is, except for a few good villages on the Haidrabad border, one of the worst in the district. The belt of forest along the Katna infects the neighbourhood with fever; and along the Ul as along the Katna the water is most unwholesome.

5. The Ul may be taken as the dividing line of the district. In the southern half, which has been described above, the spring crop predominates, and wheat, barley, sugarcane, and the early rice followed by gram do well. North of the Ul is a wild, river-broken country, flooded in the rains and sodden with fever. Wild animals, which cause damage to the crops in the south, cause very great damage in the north. The villages are large; the cultivation shifts over wide tracts of waste land; the sparse population is dispersed in multitudes of hamlets perched on high pieces of ground, and when the floods are out communications are interrupted for days or are only carried on by boat. The whole tract has at some time or other been the bed of a river. The water is close to the surface and is uniformly bad. Maize and *kodon* or rice are the principal crops, according as the land is high or low. The population is migratory, and tenants are able to make their own terms owing to the abundance of waste land in the district and in Nepal. These northern parganas are exempted from the most important provisions of the Rent Act.

Difference between the north and south of the district.

6. The first parganas in this northern half of the district are Srinagar and Blur, which lie between the Ul and the Chowka. They contain some good villages; the rice grown round Aliganj is famous; and there is a block of good villages in Srinagar, which used to form part of pargana Kheri; but these parganas seem peculiarly liable to attacks of cholera, and in dry years they lose the important rice crop.

7. The northern tahsil, Nighasan, contains some good rice and maize villages, particularly in the Daurehra and Firozabad parganas ; but the crops depend entirely on the character of the rainfall ; the climate is everywhere bad ; and the tahsil lies at the mercy of three great and erratic rivers—the Chowka, the Dahawar, and the Ghogra. The northern parganas—Nighasan, Palia, and Khairigarh—are the most unhealthy in Oudh. They lie in the shadow of the Himalayan forests, and the water is almost poisonous. Selection for Nighasan tahsil is regarded by a subordinate official as little better than a lingering death—

no place like this

Can fit his punishment, or their revenge.

Prospect of improve-  
ment.

8. The disappearance of jungle and waste land before an advancing population will doubtless mitigate to some extent the rigour of the climate in the north of the district ; but this must be left to time. I desire to express an emphatic opinion that much can be done to improve the climate of the south of the district. The following passage occurs in paragraph 6 of the final report of the last settlement :—

“ Kheri can never take a place among the improving and richer districts of the Province until great changes are effected in the state of the Katna. In 1878 the work of clearing its bed was auspiciously commenced, and to this the proper supplement will be the reclamation and settling of its banks.”

The useless jungle along the Katna is a run for dakáits from Nepal and Sháhjahánpur, and it spreads fever on either side. The administration of the district would be greatly improved, and its development would be greatly assisted, if these jungles were systematically cleared. Many landowners would be glad to take clearing concessions. I have no hesitation in saying that until these jungles are cleared the police administration is bound to suffer, and an advance of population is bound to be thrown back. These Katna jungles have earned for the district a very bad name.

Agricultural conditions.

9. Of the district generally Colonel MacAndrew's description in his review on the last settlement report still holds good.

“ Coming,” he wrote, “ as I did from the healthiest, best cultivated, and the most completely settled part of Oudh as regarded tenures, rents, and the relations of those connected with the soil, I found in Kheri a totally different set of circumstances, and, it must be confessed, such as made the assessment of the land revenue immensely more difficult. I found a much more diversified soil and climate, and a district in the agricultural economy of which epidemic disease was a most important factor. I found a scantier population with much more land at their command ; a people with far more migratory habits, looser tenures, new and strange systems of rent, very little irrigation, and a more slovenly system of agriculture.”

The population is now 905,199, or 362 per square mile : since 1891 it has remained practically stationary, the increase being only 1,584. The average irrigated area for 12 years has been 71,616 acres, or less than 10 per cent. of the average cultivated area.\* The average holding per resident tenant is 5·72 acres ; the plough duty averages 7·43 acres. Of the land held by tenants, 41 per cent. is under produce rents, 14 per cent. is under the *nakshi* rental system, while 23 per cent. is held by non-resident tenants. Moreover, high-caste tenants hold over 23 per cent. of the total tenant area.

The land records.

10. The patwári staff in Kheri is said to be the worst in Oudh. It is specially difficult to secure competent men for the north of the district.

\* In the southern half of the district about 20 per cent. of the cultivated area is irrigated. In this part of the district wells might be made with advantage. In the north of the district they are not required



The records were inferior to those of the Sitapur district, but were generally accurate enough for all practical purposes. The crop returns, as elsewhere, were good; and the rental demands were as a rule accurately recorded. The weak point, here as elsewhere, has been the record of collections. Appraisement is the general rule in Kheri, and, to save trouble, appraisements are often returned as collected in full when in fact there are large arrears. Moreover, arrears are recorded as collected directly decrees are obtained or bonds are executed for them—a regular practice, necessary perhaps for the rent courts, but apt to mislead the Settlement Officer. The difficulties were increased by the resurvey,\* and would have been greater had not the Talúqdárs loyally assisted Mr. Pim and myself by placing their private accounts at our disposal.

## SECTION II.—RENTAL SYSTEMS.

11. The rental systems of the district were briefly described in paragraph 11 of Colonel MacAndrew's review on the last settlement report. It may be questioned whether some of the distinctions there recognized were ever common in practice: in any case they have not survived. The existing rental systems are—

### Rental systems.

Produce rents ... { *butāi* (distribution of grain on the threshing-floor) ;  
*Nakshī* rents ;  
Special crop rents ;  
Cash rents. { *kankūt* (appraisement of the standing crop) ;

12. The system of *batái* is as rare in Kheri as it is common in Sitapur: in one or two villages there is a peculiar system of a fixed produce rent at a rate of so many maunds per *bigha* varying with the crop sown; but the almost universal system is *kankút*. There are two kinds of *kankút*. Under both the gross produce of the standing crop is appraised, a deduction of 10 per cent. or more being generally made to cover village dues, &c. The tenants' privileges, such as *kúr*,† &c., are deducted, and the landlord's share is calculated on the remainder. Under *simple kankút* this share is delivered in grain: under *darkatti kankút* it is converted to cash at a price somewhat higher ‡ than the current harvest prices.

Produce rents.

13. It is said that *nakshi rents* derive from Nepal. There is a recognized rate of rent for each crop for the local *bigha*. This rate varies from village to village and from tenant to tenant. It is not demanded when the land is uncropped; and specially low rates are levied for new cultivation. The rate is not demanded on the full area sown: an allowance called *chhut* of one, two, or even four *biswas* in the *bigha* is made, according to the caste of the tenant, the demand for tenants, &c. Again, if a crop suffers extraordinary injury, such as hail, flood, or destruction by wild animals, a deduction from the area is made under the term *nabud*. Thus the area paying rent is the area sown less the area deducted in *chhut* or *nabud*. On the other hand tenants pay *kharch* at rates varying from 1½ to as much as five annas per rupee of rent so calculated. The conditions affecting the allowance of *chhut* and the rate of *kharch* are various, but generally correspond to the conditions affecting the tenants' share under *batázi*, which have been summarized in

*Nakshā* rents.

\* The maps were good but the records were not, and the corruption of the subordinates was a scandal. The Survey Officer himself, though not subordinate, was most obliging to me. He had far more work to do in a short time than one man could properly supervise. And only a Revenue Officer can satisfactorily deal with revenue records.

† *Kúr* was originally a concession to fighting or high-caste men who could not run their own plough. The privilege was extended to others who were useful or agreeable to their landlords. So far as generalization is possible, it may be said that *kúr* is given—

(a) in good tracts, i.e., where land is in demand, to high-caste tenants, specially good tenants, headmen, founders of hamlets, tenants settled on auspicious occasions, such as a marriage, and men who do miscellaneous work for the landlord;

(b) in bad tracts, i.e., where tenants are in demand, to the majority of tenants in order to induce them to come, or to stay, or to cultivate as non-resident tenants.

† To allow for the subsequent rise above the harvest price-level.

paragraph 5 of the final report on the Sitapur settlement. It will thus be seen that *nakshi* is a hybrid rental system. In its dependence on the number of sowings, the area sown and the matured crop, it resembles a produce rent; but in its independence of prices it resembles a cash rent. It is in effect a produce rent with a limit, and that limit is by custom fixed low. It is not, I think, higher on the average than Rs. 2 per acre. As a village becomes fully settled the *nabud* allowance tends to disappear, and the rents tend to rise slightly by small additions to the *kharch*, or occasionally by a reduction in the size of the local *bigha* to which the rate is applied. Good seasons and high prices operate in the same direction; but the tendency is checked at once by bad seasons and low prices, and can never go far owing to the large areas of waste land awaiting cultivation in the neighbourhood and in Nepal. Of all rental systems *nakshi* is the most favourable to the tenant; its existence indicates that the tenants can practically make their own terms.

Crop rents.

14. In cash-rented villages there are as a rule special rates for tobacco, poppy, and garden crops round the village site, though it is not always clear whether the rates are attached to the fields or the crops. In some cash-rented and in all produce-rented villages tobacco, garden crops, poppy, sugarcane, and turmeric pay specially high rents. The rates are generally old established, and the tenants resent an increase of the rate, though they do not object so much to the same result obtained by a reduction in the size of the local *bigha* on which the rates are calculated.

Conversion to cash rents.

15. Under normal conditions conversion to cash rents is the result of a reduction in the size of agricultural holdings which attends increasing population. The cultivation of produce-rented villages is inferior. Few men will work for more than a bare sustenance if others share the fruits of the superfluous effort. While his holding is large the tenant secures a fair sustenance by careless cultivation; but when the holding is small an extra effort and a more intense cultivation are necessary to provide sustenance. A cash rent encourages effort by assuring to the tenant the fruits of his labour, and a reduction in the size of the holdings, by forcing him to work, increases the actual profits of his cultivation, and enables him to tide over bad seasons and low prices with the savings of good seasons and high prices. Indeed it is a maxim among landlords that the holdings should be reduced when a produce rent is converted to a cash rent or a cash rent is enhanced.

In the south of the district cash rents are common for the better lands, and the process of conversion is slowly going on. The rents are in some cases very high. The system of *kankut* is unpopular, because of its uncertainty, its liability to abuse, and its delays injurious to the ripened crop; and recent high prices have stimulated the tenants to demand cash rents. The enjoyment of high profits by appraisement with high prices, and the restrictions placed by the Rent Act on enhancement, induce the landlords to insist on high initial cash rents as the price of conversion. Rents which are too high permanently for the large holdings are thus being imposed; much of the land now getting cash rents is really too precarious to bear them; and a fall in prices will almost certainly lead to a collapse of these new cash rents if not to a reversion to *kankut*.

The causes of variation in the cash rents.

16. Although over large areas there is a tendency for the average rent-rate to represent the fertility and natural advantages of the tract, the variations in detail are very great and sometimes very perplexing. As the Settlement Officer is concerned with the *mahál* and not with the pargana, a knowledge of the causes of these variations is of first importance. The most powerful of these are—

- (i) the caste of the tenant;
- (ii) the residence or non-residence of the tenant in the village where he cultivates;

- (iii) the circumstances of the landlord ;
- (iv) historic conditions ;
- (v) the size of the holdings.

(i) The effect of caste upon the cash rental of the whole district is shown in the following table :—

Caste.

Caste.	Cash rent-rate—		
	Of resident tenants.	Of non-resident tenants.	Of all tenants.
	Rs.	Rs.	Rs.
Low caste ...	3.71	2.53	3.45
High caste ...	3.29	2.38	3.05
Advantage per cent. to the high caste.	—11.3	—	—11.3

Muraos and Kurmis head the list with rates of Rs. 4.03 and Rs. 4.18, respectively ; at the other end are the Thakurs with Rs. 2.92 and the Kayesths with Rs. 2.35. As is the case in most districts, the Thakurs have the largest holdings.

Over the whole district the advantage of the high-caste tenant works out to nearly two annas in the rupee. The average is however vitiated by the inclusion of the *nakshi* rents among the cash rents. The advantage in the south of the district is about 20 per cent. In Firozabad, the only northern pargana where cash rents are common, the advantage is as much as 42 per cent.: the strength of the *amneik* tenantry in Firozabad was notorious under native rule and has not declined. For the whole district the appraisement figures for one year show an advantage to the high-caste tenant of 19 per cent.

(ii) The following figures sum up the effect of the residence and non-residence of the tenant on the total cash rental of the district :—

Residence or non-residence.

	Cash rent-rate.
	Rs.
Resident tenant ...	3.62
Non-resident tenant ...	2.49
Advantage per cent. of non-resident tenant ...	—31.2

The corresponding figures for the appraisements of one year show an advantage of 24 per cent.

(iii) As elsewhere in Oudh, the rents are lowest on the estates of Talúqdárs and highest on the estates of poor proprietors. The richer the landlord the more moderate the rent is a general rule to which there are few exceptions. The owner of few acres cannot afford to be moderate. For the whole district the figures are—

Circumstances of the landlord.

Tenure.	Average rent-rate.
	Rs.
Talúqdári ...	3.18
Single zamindári ...	3.67
Sub-settlement ...	3.00
Others (coparcenary tenures) ...	3.96

(iv) The influence of historic conditions cannot be measured by figures but is very great. For instance, cash rents converted when prices were low have generally remained low. Again, cash rents imposed when the tenantry are prosperous are as a rule constantly raised by small

Historic conditions.

enhancements, while cash rents imposed when the tenants are poor as a rule remain stationary, or fail to be collected or completely break down. The rents of hereditary landowners are generally lower than those of grantees. A casual lease or a mortgage with possession for a specified term (*patotan*) may entirely upset the rental of a village, for there is no landlord so exacting as the mortgagee under a *patotan* bond. It must always be remembered that landlords not unnaturally are very reluctant to reduce rents, even if they do not collect them.

Size of holdings.

(v) In a backward district the influence of the size of holdings on cash rents is less visible than elsewhere but is still very great. The following figures have been extracted for the villages in which the rent-rolls are fairly stable and are genuine :—

	Cash-tenant area.	Cash-tenant rent.	Incidence.
	Acs.	Rs.	Rs.
Villages in which the holdings average 4 acres or less.	14,882	94,282	6.33
Villages in which the holdings average between 4 and 6 acres.	23,208	1,29,591	5.58
Villages in which the holdings average more than 6 acres.	2,557	12,875	5.03

These results are by themselves inconclusive, but they are confirmed by those worked out over some 270,000 acres in the Sitapur district.

Connection of prices  
with rents.

17. Indeed the demand for land as evidenced by the size of the holdings is the chief determinant of rent in Oudh. The absence of any close or clear relation between prices and natural rents has often been remarked—from the date of the elaborate enquiries of the early seventies in the North-Western Provinces to the present time. High prices ensure stability of the rentals but do not lead to enhancement. A tenant invariably regards a demand for enhancement of rent on the ground of risen prices as extortion, while he will generally submit without complaint to an enhancement of rent grounded on an enhancement of the landlord's revenue. Moreover, rents are usually enhanced during a settlement, not by a uniform rate on all lands, but by levelling up the rates of the inferior to the rates of the superior land. Were prices the operative cause, the tendency would be to uniform rates of enhancement. The great lesson of experience in Northern Oudh is that in backward districts the effect of a rise of prices is—not an increase of rent, but—an increase in the area cultivated.

Share of the gross pro-  
duce absorbed by the  
rental.

18. The share of the gross produce received by the landlord can only be estimated, and it varies in different parts of the district. The estimate is liable to error, but the following is the best that I can give. In produce-rented tracts, after allowing for deductions in favour of the tenant and for lenient appraisements, I should be disposed to place the landlord's share on the average at from one-fourth to one-fifth of the gross produce. In cash-rented tracts I should place the landlord's share at from one-sixth to one-seventh of the gross produce. The fraction is smaller in cash-rented tracts, because the produce of the land is enormously increased by the additional efforts of the tenants which cash rents stimulate; and the fraction will tend to grow smaller as population increases and cultivation improves. The *nakshi* rent represents a very small portion only of the gross produce.

19. This report is not the place to indicate the conclusions to which the facts stated above may lead. But I may perhaps be permitted to notice one matter which would seem to be of great importance and not to be generally recognized. It is sometimes said that the demand for the land by raising rents is injurious to the tenantry. This is not my experience, and my experience extends from some of the most advanced to the most backward tracts in Oudh, and is the result of a very close study of living systems of rent carried on for seven years without interruption. On the border of the Bara Banki district the holdings average about 3 acres and the rent-rate averages about Rs. 10 per acre: in the Kheri district the tenant can cultivate as much land as he pleases of equal, if not of superior, fertility at a rent of about Rs. 3 or Rs. 4 per acre; yet the tenants in Kheri, so favoured by circumstance, are not more prosperous than those upon the Bara Banki border; indeed, I should be inclined to say that they are poorer. This is at first sight surprising, but the reason lies deep in Oriental character. Excepting the few castes hereditarily industrious, the bulk of the tenantry will not exert themselves beyond the point of mere subsistence at a given standard of comfort. As the standard of comfort rises with the general progress of the country, they may indeed unconsciously increase their efforts, but they do not of their own accord take advantage of favourable conditions to improve their position. Improvement is forced upon them by pressure from without: that pressure consists in the reduction of the holdings and the raising of rents. I am ready to believe that there is a limit to this process and a point at which the subsistence of the tenant may become endangered; but I must say that I have not seen that limit in practice, nor can I find any trace of the so-called economic law of diminishing returns.\* The conclusion would seem irresistible that a reduction in the size of the holdings and rising rents, so far from being injurious to the bulk of the tenantry, are indispensable to progress.

The effect of the rent on the condition of the people.

Enough has been said to suggest the reflection how utterly fallacious are European theories of rent in the face of living systems and Oriental character.

### SECTION III.—THE ASSESSMENT.

20. Further experience does not lead me to add to or modify the general maxims enunciated in paragraph 10 of the final report on the settlement of Sitapur. In the Kheri district, where cultivation fluctuates so greatly, the selection of a fair and safely assessable area is all important.

Lessons of experience.

21. The following are the figures of the cultivated area at different periods :—

Area assessed.

				Acs.
Last settlement	...	...	...	705,999
1883-84 (1291 Fasli)	...	...	...	705,815
1884-85 (1292 " )	...	...	...	762,414
1885-86 (1293 " )	...	...	...	758,447
1886-87 (1294 " )	...	...	...	743,334
1887-88 (1295 " )	...	...	...	754,975
1888-89 (1296 " )	...	...	...	781,620
1889-90 (1297 " )	...	...	...	784,391
1890-91 (1298 " )	...	...	...	817,421
1891-92 (1299 " )	...	...	...	830,998
1892-93 (1300 " )	...	...	...	825,302
1893-94 (1301 " )	...	...	...	814,306
1894-95 (1302 " )	...	...	...	756,771
1895-96 (1303 " )	...	...	...	767,889
1896-97 (1304 " )	...	...	...	716,809
1897-98 (1305 " )	...	...	...	(under survey)
1898-99 (1306 " )	...	...	...	"
1899-1900 (1307 " )	...	...	...	769,542
Average of 15 years				772,669

Compare the native proverb—"Ek bighona ke bis man, bis bighona ke bis man."

The progress of the district was fairly steady until 1892. A series of wet years then affected lowlying tracts; and the famine year seriously reduced the cultivated area in all parts of the district. In the maize and *kodon* tracts at the north the famine and subsequent dry years produced bumper crops on the reduced area and improved the public health. The cultivated area is in consequence going up rapidly; but a wet year would arrest and throw back this movement. In the south of the district recovery is steady but slow. The area assessed, 790,810 acres, is considerably above the average of 15 years' cultivation, and is at first sight high in view of the fact that a fall in prices will certainly cause a fall in the cultivated area. But it is a safe area for a 30 years' assessment, and is considerably below the cultivated area of the best years on record. It has been reached by careful calculations in individual villages. In a district like Kheri total figures are specially fallacious, for a good year in the south will probably be a bad year in the north, and *vice versa*. It is impossible to explain within a reasonable space how the results have been arrived at; in one village the area is too high and the full cultivated area of the survey year cannot be assessed; in another nearly the whole village has gone out of cultivation in the year of survey, and the area assessed is considerably in excess of the area cultivated in the survey year. It is enough that the results have been closely scrutinized and approved in detail.

Valuation.

22. The following table shows the recorded and accepted rental for the whole district :—

Class of holding.	Recorded—			Accepted—			Percentage of area to total area assessed.
	Area.	Rent.	Rate.	Area.	Rent.	Rate.	
	Acs.	Rs.		Acs.	Rs.		
Cash-rented at full rates ...	426,597	14,32,685	3.3595	393,802	12,51,005	3.177	52.9
Grain-rented at full rates...	293,127	9,31,137	3.177	255,911	6,37,612	2.4895	34.3
Occupancy tenants ...	12,810	18,113	1.411	9,626	26,085	2.7025	1.3
Total tenants' land ...	732,534	23,81,935	3.25	659,339	19,14,702	2.906	88.5
Sir ...	19,595	1,203	.0625	17,705	56,564	3.1925	2.4
Khudkásht ...	26,747	2,843	.1035	21,538	67,949	2.77	3.3
Under-proprietary ...	15,762	16,29	1.063	11,518	35,255	3.0625	1.5
Rent-free and nominally rented.	41,394	Nil	Nil	31,676	79,044	2.4945	4.3
Total assumption areas ...	103,498	20,875	.2025	85,437	2,38,812	2.797	11.5
Grand Total ...	836,032	24,02,810	2.875	744,776	21,53,514	2.89	100.0
Fallow assessed ...	...	...	...	46,034	78,451	1.6975	...
GRAND TOTAL ...	836,032	24,02,810	2.875	790,810	22,31,965	2.8225	...

It will be seen that the patwáris' papers include very large areas of fallow and land abandoned in holdings—some 68,000 acres. Much of it has never been under the plough. Rents are often imposed upon it, but the demand is nominal.

The accepted cash incidence is only about 5 per cent. less than that recorded. This will seem a small allowance in a district like Kheri for unstable or nominal rents and short collections. But about one-fourth of the so-called cash area is *nakshi*, where little allowance is necessary; and in Muhamdi and Pasgawan it was necessary to reject some of the rent-rolls as concealed. Both facts bring down the average allowance.

The accepted incidence of the grain-rented land is 21 per cent. below the incidence of the appraisement *demand* in the year of assessment and about 9 per cent. below the incidence of the average appraisement *demand* of 12 years. This may appear a very moderate valuation, but it is not excessively so. In a backward district it is absolutely necessary to leave a margin on these produce-rented lands, and the recent years of high prices have altogether distorted their value. This is generally recognized and needs no proof; but the following figures of the appraisement on the Oel estate, which is under the Court of Wards, are so instructive that I may perhaps be permitted to place them on record :—

Year.				Total appraise- ment in maunds.	Value of Court of Wards' share in rupees.
1896-97	...	...	...	469,072	1,95,301
1897-98	...	...	...	548,422	1,35,121
		Difference	...	+79,350	-60,180

Thus in 1897-98, owing to a fall in prices, an increase of 79,350 maunds in the appraisement gave the Court of Wards a rental, Rs. 60,180, less than in the year preceding. It is at least probable that prices will fall lower than they were in 1897-98.

And taking the valuation of the tenants' land as a whole, it is justified by the average collections recorded in the 12 years preceding the settle-  
ment.

	Acs.	Rs.	Rate.
Accepted in assessment	... 688,613	19,55,605	2.84
Average collections	... 713,358*	19,67,521	2.76

The accepted incidence is higher than that of the average collections, and the recorded collections overstate the actual collections; but as the more precarious land has in some cases fallen out of cultivation and been excluded from assessment, the accepted incidence though full is not excessive.

The valuation of the assumption areas is at first sight high, but it is not really so. The average is pulled up by the figures for the good par-  
ganas in the south of the district, viz.,—

Holding.	Area.	Accepted rent.	Rate.
	Acs.	Rs.	
Sir ... ..	15,429	50,646	3.28
Khudkásht ... ..	18,349	52,987	2.88
Under-proprietary ... ..	10,501	32,231	3.06
Rent-free and nominally rented.	18,306	49,332	2.69

Of a total assumption area of 85,437 acres, 62,585 occur in the good par-  
ganas at the south.

The valuation of the fallow land is necessarily low. The greater  
part occurs in the precarious and low-rented tracts of the district.

23. The recorded *siwái* income is large; but a very large part of  
it is not assessable, and a large part is already assessed to income tax.  
As the Director said in his forecast—

Additions and deductions.

“The Settlement Officer is sure to reject a great part as not fairly  
assessable. Weighment fees or fines on the birth of children, on the sale  
of cattle, or on cattle that disturb the zamíndár's comfort by raising the  
dust as they pass through the village (*dhururai*) would probably not  
be considered fairly assessable.” To which may be added exceptional

\* This includes fallow.

and non-recurrent receipts, such as the sale of forest wood, or again such items as the gifts of shoes, goats, &c., at the regular festivals. Moreover, though the *siwāi* of the district may be fairly stable, year by year there are enormous variations in individual estates. For instance, the *lac* in one year will bring in Rs. 5,000, and another year it will not bring in Rs. 500. A sum of Rs. 21,553 has been added for *siwāi*, and this though a lenient estimate is as much as can be fairly and safely assessed.

A sum of Rs. 1,267 only has been deducted for proprietary cultivation. Mr. Hooper was of opinion that allowance on this account was not necessary, as high-caste rates had been used in valuation in the south of the district, and that sufficient consideration to the proprietors would be shown by taking a reduced percentage of the assets.

An allowance of Rs. 32,381 has been made for improvements. This is a lower figure than the allowance in the Sitapur district, but the capital invested has been much less. I did not see my way to make larger allowances: much of the expenditure of the landlords, such as advances in bad seasons, the resettling of tenants, the payment of their debts to induce them to stay, the upkeep of boats, &c., could not be allowed for. In a backward district the whole burden of development falls on the landlords.

The assessment.

24. The net assets are Rs. 22,19,870, of which 46·4 per cent. have been taken as revenue, *viz.*, Rs. 10,30,565, as follows :—

	Expiring revenue.	Revised revenue.		
		First five years.	Second five years.	Final.
	Rs.	Rs.	Rs.	Rs.
Khalsa ... ..	8,27,541	9,80,222	9,97,282	10,01,657
Revenue-free villages and fee-simple grants.	3,744	28,908	28,908	28,908
GRAND TOTAL ...	8,31,285	10,09,130	10,26,190	10,30,565

Excluding nominal assessments, the final enhancement is 21 per cent. In individual estates the enhancement has been much greater, but where necessary progressions have been given.

Incidence on the land.

25. The incidence of the old and new revenues on the land compare as follows :—

	Rs.	a.	p.
Of old revenue on cultivated area of last settlement ...	1	3	0
Of new revenue on area now assessed ...	1	4	10
Of new revenue on average cultivated area for 15 years	1	5	4

Incidence on the land-lords

26. The different tenures occupy the following percentages of the area assessed :—

Talúqdári (Khalsa) ... ..	70·04
Do. sub-settled ... ..	1·09
Single zamíndári ... ..	15·20
Others ... ..	13·67

The proprietors are in a bad way. Only four Talúqdárs are free from debt: the others are heavily encumbered. It is probable that in the course of the next 10 years nearly half the district will be under the Court of Wards. The progress of the district was discounted at the last settlement by the very heavy assessments then imposed. Mr. McMinn's assessments were notoriously excessive, and the landlords refused to accept them. The settlement was then revised, and the revision occupied several years, and in many cases did not go sufficiently low. The revised assessment gave an enhancement of over 60 per cent. on



the previous revenue. The settlement started badly with cattle disease of a virulent and fatal type ; and, as its period ran from the expiry of the summary settlement, the district has not had 30 years' rest. Those landlords who have spent money on their estates have kept their heads above water, but bad seasons have been a heavy drain on their resources. One main cause of indebtedness is undoubtedly the folly and extravagance of the proprietary body, and this they themselves in private will admit. But one has to take facts as one finds them ; and to have taken a full 50 per cent. of the assets would have spelt ruin to many. The assessment is, in pursuance of the policy of Government, a moderate one ; and if the district now receives a 30 years' settlement, it may reasonably be hoped that at the next revision of settlement greater stability will be found.

27. A 30 years' settlement has been sanctioned for all the parganas, except Muhamdi, Atwa-Piparia, Magdapur, Haidrabad, Paila, Kheri and Srinagar, and here the question has only been suspended until the close of settlement. The reason for this hesitation appears to have been that the Director estimated a very much larger enhancement than it has been found possible to take. But the Director was supplied with misleading figures ; it will be seen that he valued for the purposes of his forecast 866,635 acres, or about 100,000 acres in excess of the average cultivated area, and about 40,000 acres in excess of the highest cultivated area on record. The Director also was not informed that the cash-rented area included large areas under *nakshi* rents, which pulled down the cash incidence to a very innocent figure—an example of the fallacy of the arithmetic mean. My experience of the district soon led me to believe that the forecast was altogether excessive ; and Mr. Hooper, after a prolonged tour, came to this conclusion. The Director's estimate may, I would suggest, be put on one side.

The term of settlement.

28. I most strongly advocate on all grounds, political and fiscal, a 30 years' settlement for the whole district. In no other district in Oudh, it would appear, is a 30 years' settlement more urgently required. The future of the district and the future of the Government revenue depend upon the efforts of the landlords towards development. I cannot of course give an assurance that the landlords will make the necessary effort ; but I believe that many of them will be encouraged by a 30 years' settlement to do so. And it would appear certain that if they get a short-term settlement they will *not* make the effort, and that it will then be an open question whether, if prices fall, the district will not go back. The assessments of the seven parganas in question were made on the assumption that the settlement would be for 30 years, and they were made in the closest collaboration with Mr. Hooper, who visited a large number of villages in every assessment circle. It is for the Government to weigh the political aspect of the question. I would note that a short-term settlement has hitherto been given only as a punishment for dishonesty, and that it is regarded by the Talúqdárs as both an injury and a disgrace.

The settlements of the different parganas expire at very inconvenient dates. I would suggest the following periods :—

Tahsíl.			Years in which the present assessments expire.	Date to which the revised assessment should run.
Muhamdi	...	{	1898	1929
			1899	
			1900	
Kheri	...	{	1899	1930
			1900	
			1901	
Nighasan	...	{	1902	1931
			1901	
			1902	

The last settlement of Sitapur district will expire in 1930, and it may be thought desirable to fix the terms of settlement so that the future Settlement Officer of Sitapur should be able to move on to Kheri. If so, the period of settlement should be prolonged in Kheri.

**Cost of the operations.**

29. The total cost of the settlement operations has been Rs. 1,10,216, or a little more than Rs. 44 per square mile assessed. To this must be added the cost of the survey, which was independent of me. The figures will no doubt be available in the office of the Board of Revenue.

**Case work.**

30. The case work in the Kheri district was extremely light : in all 2,183 cases were decided ; of these, 1,709 were decided by me, 1,047 by Mr. Pim, and 427 in connection with the revision of the *khewat* by Babu Ram Sarup, Deputy Collector.

The number of appeals to the Commissioner was also very small. This is largely attributable to the fact that the people realized that every step in the proceedings was first discussed with the Commissioner ; and the people were satisfied.

**Distribution of revenue.**

31. The distribution of the revenue is either an exercise in simple arithmetic or the most difficult of all settlement operations. A few remarks may perhaps be permitted to one who has always distributed the revenue himself.

- (1) It is a fatal blunder to ask the co-sharers in advance what they want ; they do not know, become suspicious, and begin to quarrel. Moreover, false hopes are raised. To pass an order and wait for objections is the course which in my experience gives most satisfaction. It must be remembered that a co-sharer feels his own loss less than his brother's gain.
- (2) The rules do not recognize the method of distribution which the people prefer, *viz.*, rateable enhancement all round. It can however be secured by distribution on the total area, or fractional shares, if the distribution at last settlement was made in the same way.
- (3) Of the methods prescribed by the rules, distribution on total areas, or on fractional shares, is far the most satisfactory, as proceeding on a groundwork of solid and stable fact. The cultivated area varies in the different proprietary holdings from year to year ; the recorded assets also vary, while the Settlement Officer's assets are assumptions which may be entirely upset in the course of time. Moreover, distribution on cultivated area or assets directly taxes capital and labour by throwing a heavier burden on the man who has worked up his holding. Again, if the *sir* area is held in varying proportions a most unequal distribution results. The occasions on which a distribution on fractional shares is unfair are in my experience few.\* Such a distribution allows automatically for improvements ; for if a man only pays the proportionate revenue on his share, he enjoys the extra profits due to improvements of his holding. The only difficulty is about the *sir* allowance : this ought in theory to be deducted in those holdings only which have *sir*. In practice however the *sir* holdings fluctuate, or are exchanged, or the tenure is altered by cultivation among the co-sharers of each other's *sir*. In practice I have nearly always found it best to treat the *sir* allowance as an allowance to the whole proprietary body ; and this is certainly regarded as the fairest method by the people themselves.

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In order to look after the interests of widows and minors, it is useful to have ink of a special colour for the entries regarding such persons in the distribution sheet.

Any departure from shares in distribution tends to break up the proprietary body, and is in effect a sub-assessment on minute areas in which the Distributing Officer's hands are tied by the necessity of working up to the revenue fixed for the whole village. Again, any departure from shares leads to inequality and difficulty at the next settlement. If a close regard to shares is apt at times to lead one astray, one's own judgment, based on a necessarily limited knowledge of the village, is more often apt to do so.

- (4) The shares are sometimes thrown out by the *haq jethansi*, or right of the eldest born, but this can easily be got over. The greatest difficulties occur when there has been imperfect partition by private arrangement, and the revenues assigned to the parties bear no relation to their holdings in the land. These difficulties are increased when portions of the holdings have been sold since the private partition. In such cases an equitable distribution is necessary. I have always found the following method useful, viz., to work out distributions in several ways—

- (a) by rateable enhancement,
- (b) on the total area,
- (c) on the cultivated area,
- (d) on the recorded assets,
- (e) on the Settlement Officer's valuation,

and then to strike an average of the results. With these materials it is not difficult to make an equitable distribution which mitigates the inequality of any one method and brings the results closer back to the land. It is not an ideal method, but in practice it gives satisfaction to the people concerned.

- (5) If the enhancement has been made progressive, and one cannot distribute on shares or by a rateable enhancement, it is necessary to adjust the progressions carefully over the individual holdings. Some holdings will not require a progression; other holdings may require two progressions, although only one has been sanctioned for the village.
- (6) Where in one village there are several hamlets, each of which has a separate *khewat*, and the fact has escaped notice at the time of inspection, it is necessary to re-assess each hamlet; and it may sometimes be necessary to reduce the revenue or to alter any progressions given.
- (7) Resumed revenue-free holdings as a rule lie outside the share *khewat*, though they are included in the area assessed. It is necessary to assess these separately at the time of distribution, if this has not previously been done; and a specially lenient assessment is as a rule required. The revenue fixed on these holdings is then deducted from the revenue sanctioned for the village, and the remainder is distributed over the shares.

In all these cases of sub-assessment it may be necessary to modify the revenue of the whole village in order to secure moderation for individuals. No proposal to this end has, in my experience, ever been rejected by higher authority.

32. There is much that a Settlement Officer, whose experience has extended to two districts and part of a third, and has lasted seven years continuously, would like to say. But the rules forbid expatiation, and no doubt every Settlement Officer forms his own strong views on the work in hand. Looking backward I see many mistakes, but I do not

Concluding remarks

think that any serious error has escaped correction—and the people are satisfied. To put away theories and work close to the soil ; to see things with the people's eyes ; to do things in a way that the people understand ; to make the allowances which all guess-work requires, however elaborate and well-trained it may be ; to avoid raising disputes ; in a word, to adjust the settlement to the people, and not to attempt the prodigious task, as unsettling as fruitless, of adjusting the people to the settlement, has been my steady aim. And the people have done their part ; they have understood the policy of Government ; they have always been ready to assist the Settlement Officer ; and they have accepted the enhancements of revenue, in many cases very great, without unreasonable complaint. I venture to conclude a long and intimate experience of the people of two districts with the remark that Government has no more loyal subjects than are, with rare exceptions, the landowners—and especially the Talúqdárs—of Kheri and Sitapur.

*The 12th August 1901.*

S. H. BUTLER



## APPENDICES.

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Year.	Tenants' land held in—				Total demand (columns 3 and 5).	Collections, including arrears.	Str.
	Cash.		Kind.				Area.
	Area.	Rent demand.	Area.	Rent demand.			
1	2	3	4	5	6	7	8
	Acs.	Rs.	Acs.	Rs.	Rs.	Rs.	Acs.
Former settlement	(a) 644,111	6,79,720	...	6,95,042	(b) 13,74,762	...	(c) 41,974
1291 Fasli	337,757	9,66,732	308,148	6,49,768	16,16,500	14,54,849	20,211
1292 „	362,842	10,20,531	335,438	7,84,299	18,04,830	17,27,232	19,369
1293 „	377,468	11,10,162	316,597	7,63,176	18,73,338	17,21,861	18,735
1294 „	379,509	11,55,469	296,990	6,47,621	18,03,090	17,42,882	18,080
1295 „	385,435	11,99,193	303,204	8,86,295	20,85,488	19,21,970	18,065
1296 „	412,534	12,57,544	303,288	9,11,303	21,68,847	20,61,171	18,243
1297 „	420,166	13,08,147	300,737	8,90,950	21,99,097	21,21,183	18,352
1298 „	432,961	13,45,279	317,271	10,55,601	24,00,880	22,39,199	18,027
1299 „	445,894	14,35,991	314,606	9,65,025	24,01,016	23,04,197	17,849
1300 „	440,468	14,14,033	315,043	9,63,651	23,77,684	22,91,327	17,966
1301 „	452,549	14,90,192	298,056	8,00,619	22,90,811	21,56,879	18,176
1302 „	433,157	14,48,898	270,186	6,85,187	21,34,085	18,67,508	18,330
Total of 12 years	4,880,740	1,51,52,171	3,679,564	1,00,03,495	2,51,55,666	2,36,10,258	221,403
Average	406,728	*12,62,681	306,630	†8,33,625	20,96,306	19,67,521	18,450
Year of assessment	454,800	14,66,882	293,496	9,31,882	23,98,764	...	19,595

\* Cash-rate ... 3.10  
† Grain-rate ... 2.72  
(a) 3,886 acres revenue-free  
(b) Rs. 5,061 rent of re-  
(c) 579 acres ditto  
(d) 119 „ ditto  
(e) 399 „ ditto

NOTE.—(1) The collections in column 7 include collections of arrears as well as of the current demand on account  
(2) For year of assessment all land belonging to revenue-free holdings is excluded. As the figures for pre  
(3) The *sir* and *khudkash* include only the *sir* and *khudkash* of proprietors. The holdings of under-

*Rent-roll and collections.*

Rent.	<i>Khudkásht.</i>		Rent-free.	<i>Siwáí.</i>	Total.		<i>Shikmí.</i>		Irrigated area.	Uncultivated area.
	Area.	Rent.			Area.	Rent demand.	Area.	Rent demand.		
9	10	11	12	13	14	15	16	17	18	19
Rs.	Acs.	Rs.	Acs.	Rs.	Acs.	Rs.	Acs.	Rs.	Acs.	Acs.
13	(d) 1,123	...	(e) 30,228	3,329	717,436	13,78,104	...	...	†93,097	§11,437
...	19,022	...	33,983	57,851	719,121	16,74,351	20,841	64,914	97,087	13,306
...	21,352	...	36,523	58,156	775,524	18,62,980	23,017	73,767	86,260	13,110
...	22,687	...	38,211	96,699	773,698	19,70,037	27,578	87,018	45,342	15,251
...	23,842	...	39,384	96,338	757,805	18,99,428	29,861	96,480	65,573	14,471
...	22,667	...	40,460	1,09,449	769,831	21,94,937	29,756	1,00,350	82,293	14,856
...	23,488	...	40,712	1,17,623	798,265	22,86,470	30,058	1,01,559	83,363	16,645
...	23,484	...	42,512	1,22,706	805,251	23,21,803	33,630	1,20,874	93,036	20,860
...	23,937	...	45,769	1,60,175	837,965	25,61,055	35,986	1,31,589	75,769	20,544
...	24,470	...	50,147	1,38,307	852,966	25,39,323	38,549	1,25,390	89,044	21,968
...	24,956	...	53,357	1,53,881	851,790	25,31,565	39,834	1,43,942	78,073	26,488
...	25,641	...	55,481	1,67,351	849,903	24,58,162	41,201	1,46,699	48,828	35,597
...	25,683	...	63,475	1,84,366	810,831	23,18,451	41,180	1,46,087	14,719	54,060
...	281,229	...	5,40,014	14,62,896	9,602,950	2,66,18,562	391,491	13,48,669	8,59,387	2,67,156
...	23,436	...	45,001	1,21,908	800,246	22,18,213	32,624	1,12,389	71,616	22,263
1,203	26,747	2,843	41,394	1,78,410	836,032	25,81,220	47,418	1,87,222	73,732	69,279

† 284 acres revenue-free area included.

§ 15 " ditto ditto.

area included.

venue-free area included.

ditto.

ditto.

ditto.

of tenants' cash-paying and grain-rented lands (columns 9, 14, 15, and 16 of *jamabandi*).

vious years are obtained from the manza register they include revenue-free holdings.

roprietors are shown in this table in "tenants' lands."



## APPENDIX IV.—Area table and recorded rent-roll.

Last settlement.		Present (year of assessment).							
Area.	Rent.	Description.	Number of <i>khátás</i> .	Cash-paying—		Grain-paying—		Under-tenants'—	
				Area.	Rent.	Area.	Rent.	Area.	Rent.
1	2	3	4	5	6	7	8	9	10
Acs.	Rs.			Acs.	Rs.	Acs.	Rs.	Acs.	Rs.
41,395	13	<i>Str</i> ...	...	19,407	1,100	188	103	5,837	24,959
1,004	...	<i>Khudkhásht</i> ...	...	26,128	2,137	619	706	22	82
12,871	12,666	Under-proprietors as such.	1,622	15,175	15,863	587	966	6,682	29,916
55,270	12,679	Total ...	...	60,710	19,100	1,394	1,775	12,541	54,957
14,680	16,130	Occupancy tenants as such.	989	12,351	16,773	459	1,340	5,171	17,753
612,674	13,40,905	Tenants at full rates.	...	*426,597	14,32,685	293,127	9,31,137	14,027	65,119
627,354	13,57,035	Total ...	...	438,948	14,49,458	293,586	9,32,477	19,198	82,872
29,829	...	Rent-free, service and favoured tenants.	...	27,949	...	13,445	...	15,679	49,393
†712,453	13,69,714	GRAND TOTAL ...	...	†527,607	14,68,558	†308,425	9,34,252	47,418	1,87,222

\* 105,423 acres *nakshi* area.

† 11,422 acres uncultivated.

‡ 69,279 acres uncultivated.

## APPENDIX V.—Standard rental.

Classification.	Area.	Circle incidence.	Rental.
1	2	3	4
	Acs.	Rs. a. p.	Rs.
<i>Low-caste cash tenant—</i>			
<i>Goind</i> ... ..	43,231	4 13 0	2,06,981
<i>Manjhar</i> } <i>Dumat</i> }	197,147	3 5 0	6,50,993
<i>Palo</i> } <i>Matiyār</i> }	87,131	2 5 0	2,00,830
<i>Bhūr</i> ... ..	19,165	1 8 0	28,723
<i>High-caste cash tenant and assumption area—</i>			
<i>Goind</i> ... ..	38,520	4 5 0	1,65,292
<i>Manjhar</i> } <i>Dumat</i> }	228,778	2 13 0	6,57,227
<i>Palo</i> } <i>Matiyār</i> }	93,522	2 2 0	1,99,574
<i>Bhūr</i> ... ..	37,282	1 7 0	53,466
<i>Sayar</i> or <i>siwāi</i> assets ... ..	...	...	21,553
Area fallow not in holdings but assessed ...	46,034	1 11 0	78,451
Total ...	790,810	2 14 0	22,63,090
Deductions for proprietary cultivation and improvement.	...	...	33,648
Net valuation ...	...	...	22,29,442

NOTE.—*Goind* and *bhūr* were demarcated in all parganas. The intermediate soils were—in the north of the district *dumat* and *matiyār*, in the south *manjhar* and *palo*.

APPENDIX VI.—Crop statement and agricultural statistics.

Year.	Rabi.						Kharif.												
	Total cultivated area per <i>khasra</i> .		Wheat.	Wheat and barley.	Barley alone or with gram.	Gram.	Garden crops, poppy, and tobacco.	Other rabi crops.	Total rabi crops.	Rice.	Urd and mung.	Kodon.	Sugarcane.	Land prepared for sugarcane.	Garden crops.	Maize and bajra.	Other kharif crops.	Total.	<i>Dofasli</i> .
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
Former settlement ...	*705,999	78,591	48,259	95,456	46,522	4,605	46,786	320,219	137,636	28,157	71,782	20,007	70	2,476	73,252	96,150	429,530	43,750	
Average of five years preceding year of assessment.	818,914	93,856	75,275	100,011	112,859	5,167	59,369	446,537	259,543	62,211	88,635	36,124	9,290	2,351	71,684	49,598	579,436	207,039	
Year of assessment ...	†767,889	68,913	64,961	121,974	64,259	6,562	27,788	354,457	240,008	54,351	112,513	34,019	6,411	2,727	78,128	49,231	577,383	163,951	

\* 4.968 acres revenue free.

+1.136 revenue-free.

{	Masonry wells	...	...	...	664
			{ Old ...	...	512
{	Ploughs	...	...	...	85,094
			{ Last settlement	...	103,239
{	Ploughing cattle	...	...	...	224,806
			{ Last settlement	...	441,957
{	Agricultural population	...	...	...	201,253
			{ Now ...	...	143,774
{	Non-agricultural population	...	...	...	548,558
			{ Now ...	...	3,834
{	Number of inhabited sites	...	...	...	4,335
			{ Last settlement	...	
			{ Now ...	...	
					585,731
					749,811

† These statistics are very unreliable.

APPENDIX VII.—Assessment.

( vii )

Soil.	Tenants' cash-rented lands.						Other lands.					Rate applied to columns 7, 8, 9, 10, and 11.	
	Ordinary tenants.		Occupancy tenants.			Str. Areas and valuation.	Khudkásht Areas and valuation.	Land held in under-proprietary right. Areas and valuation.	Grain-rented. Areas and valuation.	Nominally rented and rent-free. Areas and valuation.			
	Area.	Recorded rent.	Rs.	Acs.	Recorded.						Rs.		Accepted rent.
1	2	3				7	8	9	10	11	12		
Goind	48,430	...	Rs.	1,129	...	2,481	2,856	1,576	21,548	3,731	...		
Manjhar	224,925	...	...	6,205	...	10,665	13,112	6,777	1,46,315	17,866	...		
Dénat													
Palo	98,806	...	...	1,710	...	3,896	6,011	2,465	60,296	7,466	...		
Matiyār	21,638	...	...	582	...	663	2,499	700	27,752	2,613	...		
Bhār	9,292	...	...	904	...	1,157	517	1,237	29,608	3,319	...		
Fallow assessed													
Total	403,094	14,32,685	Rs.	10,530	18,113	18,862	25,055	12,755	2,85,519	34,995	...		
Standard rental of cash-tenants' land.	...	12,43,723	...	...	...	...	...	...	...	...	...		
Accepted area	403,094	...	...	10,530	...	18,862	25,055	12,755	2,85,519	34,995	...		
Rental of cash-tenants' land and valuation.	...	12,68,980	...	...	...	53,467	68,827	37,236	6,86,625	84,495	...		
Accepted rates	...	3.15	...	...	...	3.1	2.75	2.92	2.40	2.41	...		

APPENDIX VII.—Assessment—(concluded).

Soil.	Resultant valuation of column 12.	Total area.	Total of columns 3, 6, and 13.	Added for <i>streeh</i> assets.	Deduction, if any, made under rule 17(4).	Deduction, if any, made under rule 27.	Net assessable rental (columns 15 and 16 minus columns 17 and 18).	Rental obtained by substituting the recorded rental in Table IV of lands held in under-proprietary right for the rental shown in column 9.	Proposed assessment.	Percentage of column 21 on column 19.
1	13	14	15	16	17	18	19	20	21	22
	Rs.	Acs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
Goind	1,23,643	81,751	...	...	...	...	...	...	...	...
Manjhar	...	425,925	...	...	...	...	...	...	...	...
Dandat	5,20,668	...	...	...	...	...	...	...	...	...
Palo	1,79,233	180,653	...	...	...	...	...	...	...	...
Matigdar	52,880	56,447	...	...	...	...	...	...	...	...
Bhar	59,226	46,034	...	...	...	...	...	...	...	...
Fallow assessed	...	...	...	...	...	...	...	...	...	...
Total	9,35,650	790,810	...	...	...	...	...	...	...	...
Standard rental of cash-tenants' land.	...	...	...	...	...	...	...	...	...	...
Accepted area	...	790,810	...	...	...	...	...	...	...	...
Rental of cash-tenants' land and valuation.	9,35,650	...	22,31,965	21,553	1,267	32,381	22,19,870	...	10,30,565	...
Accepted rates	2.48	...	2.82	...	...	...	...	...	...	...

APPENDIX VIII.—Caste statement of tenants.

Caste.	Total number of castes.	Cash-rents of whole caste.				Grain-rents of whole caste.				Number of residents.	Cash-rents of residents of caste.		
		Area.	Rental.	Rate per acre.	Area.	Rental.	Rate per acre.	Area.	Rental.	Rate per acre.	Area.	Rental.	Rate per acre.
LOW CASTE.	Mura, Kachi, Kabaria ...	11,536	1,03,091	4.03	13,775	43,865	3.18	20,369	89,303	4.38	20,369	89,303	4.38
	Kurmi ...	24,001	3,35,761	4.18	49,215	1,87,764	3.19	63,989	2,88,994	4.52	63,989	2,88,994	4.52
	Ahfr, Gadaria, Lodh, Chámar ...	49,776	2,90,757	3.15	68,128	2,25,660	3.31	73,270	2,44,493	3.34	73,270	2,44,493	3.34
	Pasi, Arakh ...	13,152	67,206	3.45	16,348	49,463	3.03	15,993	58,103	3.63	15,993	58,103	3.63
	Musalman ...	13,869	70,231	3.20	17,451	51,997	2.10	16,502	55,434	3.36	16,502	55,434	3.36
	Others ...	47,794	2,75,555	3.01	56,544	1,78,876	3.16	68,105	2,21,115	3.25	68,105	2,21,115	3.25
	Total Low Caste	160,128	11,42,601	3.45	221,461	7,37,625	3.33	258,228	9,57,442	3.71	258,228	9,57,442	3.71
HIGH CASTE.	Brahman ...	19,461	1,60,020	3.20	40,862	1,13,324	2.77	37,230	1,28,166	3.44	37,230	1,28,166	3.44
	Thakur ...	6,801	59,610	2.92	15,483	39,573	2.56	15,204	48,983	3.22	15,204	48,983	3.22
	Kayesth ...	2,374	17,704	2.35	4,665	9,915	2.13	4,329	11,061	2.56	4,329	11,061	2.56
	Mughal, Pathán, Saiyid ...	6,501	52,750	3.04	10,656	30,700	2.88	12,809	40,692	3.17	12,809	40,692	3.17
	Total High Caste	35,137	2,90,084	3.05	71,666	1,93,512	2.70	69,572	2,28,902	3.29	69,572	2,28,902	3.29
GRAND TOTAL		195,265	14,32,685	3.36	293,127	9,31,137	3.18	327,800	11,86,344	3.62	327,800	11,86,344	3.62

## APPENDIX VIII.—Caste statement of tenants—(concluded).

Caste.	Grain-rents of residents of caste.			Number of non-residents.	Cash-rents of non-residents of caste.			Grain-rents of non-residents of castes.			Average holding of residents.	Average holding of non-residents.
	Area.	Rental.	Rate per acre.		Area.	Rental.	Rate per acre.	Area.	Rental.	Rate per acre.		
	Acs.	Rs.			Acs.	Rs.		Acs.	Rs.			
Mura, Kachi, Kabaria ...	11,383	37,453	3.31	3,474	5,242	13,788	2.63	2,442	6,412	2.63	3.93	2.21
Kurmi ...	37,325	149,324	4.	9,524	16,354	46,767	2.86	11,890	38,440	3.23	7.	2.97
Ahír, Gadaria, Lodh, Chámar ...	54,789	191,109	3.49	16,391	19,167	46,264	2.41	13,359	34,551	2.59	3.83	1.88
Pasi, Arakh ...	13,285	42,038	3.16	3,848	3,496	9,103	2.60	3,063	7,425	2.42	3.04	1.70
Musalman ...	12,833	40,718	3.17	4,961	5,445	14,797	2.72	4,618	11,279	2.44	3.29	2.03
Others ...	43,417	144,712	3.33	17,492	23,412	54,440	2.33	13,127	34,164	2.60	3.68	2.09
Total Low Caste ...	172,982	6,05,354	3.50	55,690	73,116	1,85,159	2.53	48,479	1,32,271	2.73	4.13	2.18
Brahman ...	31,020	91,660	2.95	7,381	12,731	31,854	2.50	9,842	21,664	2.20	5.65	3.06
Thakur ...	11,522	31,627	2.74	2,422	5,196	10,627	2.05	3,961	7,946	2.01	6.10	3.78
Kayesth ...	2,678	6,093	2.28	1,200	3,220	6,643	2.06	1,987	3,822	1.92	5.97	4.34
Mughal, Pathán, Saiyid ...	7,431	22,938	3.09	2,687	4,534	12,058	2.66	3,225	7,762	2.41	5.31	2.89
Total High Caste ...	52,651	1,52,318	2.89	13,690	25,681	61,182	2.38	19,015	41,194	2.17	5.70	3.26
GRAND TOTAL ...	2,25,633	7,57,672	3.36	69,380	98,797	2,46,341	2.49	67,494	1,73,465	2.57	4.39	2.40

LOW CASTE.

HIGH CASTE.

## APPENDIX IX.—Retail price of wheat.

Year.	Sérs per rupee.	Average.	Year.	Sérs per rupee.	Average.
1861 ...	23·04	24·	1881 ...	22·61	22·81
1862 ...	31·87		1882 ...	19·37	
1863 ...	25·18		1883 ...	21·59	
1864 ...	19·82		1884 ...	23·08	
1865 ...	20·09		1885 ...	27·4	
1866 ...	17·68	23·95	1886 ...	23·91	18·30
1867 ...	25·18		1887 ...	16·9	
1868 ...	35·09		1888 ...	16·58	
1869 ...	19·02		1889 ...	17·83	
1870 ...	22·77		1890 ...	16·29	
1871 ...	31·09	23·97	1891 ...	15·02	15·57
1872 ...	21·34		1892 ...	15·31	
1873 ...	18·57		1893 ...	16·36	
1874 ...	19·58		1894 ...	16·85	
1875 ...	29·26		1895 ...	14·33	
1876 ...	31·15	21·2	1896 ...	11·13	13·43
1877 ...	20·15		1897 ...	10·36	
1878 ...	15·37		1898 ...	16·55	
1879 ...	17·26		1899 ...	16·61	
1880 ...	22·09		1900 ...	12·50	



## APPENDIX X.—Expenditure statement.

Charge.							Expenditure.		
							Rs.	a.	p.
(a) Salaries	...	...	...	...	...	...	65,806	15	7
(b) Fixed establishment	...	...	...	...	...	...	15,433	1	9
(c) Temporary and variable establishment	...	...	...	...	...	...	14,500	12	11
(d) Travelling allowances	...	...	...	...	...	...	6,305	4	0
(e) Supplies and services	...	...	...	...	...	...	1,907	8	6
(f) Contingencies	...	...	...	...	...	...	6,262	11	4
Total						...	1,10,216	6	1

## APPENDIX XI.—Statement of case work.

Class of cases.							Number of cases.
I.—Cases connected with patwáris ... ..							
II.—Bounday disputes ... ..							
III.—Cases regarding admission to, or exclusion from, settlement ... ..							
IV.—Distribution of assessment or redistribution of land revenue ... ..							180
V.—Sub-settlement ... ..							28
VI.—Settlement of waste lands ... ..							
VII.— <div>(a) Proprietary right (talúqdári, proprietary, and under-proprietary) ... ..</div> <div>Cases arising out of the preparation of the records-of-right.</div> <div>(b) Cultivating right ... ..</div> <div>(c) Rent-free tenures ... ..</div> <div>(d) Revenue-free tenures ... ..</div> <div>(e) Cesses ... ..</div> <div>(f) Any other matters ... ..</div>							439
VIII.— <div>Rent cases.</div> <div>(a) Determination of rent of excluded proprietors (section 37) ... ..</div> <div>(b) Determination of rent of under-proprietary and holders of heritable leases (section 40).</div>							2,358
IX.—Miscellaneous ... ..							173
Total ... ..							3,183

## ORDERS OF GOVERNMENT.

No.  $\frac{4071}{I-312B}$  OF 1901.

### RESOLUTION

REVENUE DEPARTMENT.

*Dated Allahabad, the 9th December 1901.*

READ—

Letter No.  $\frac{471}{I-269A}$ , dated 7th November 1901, from the Secretary to the Board of Revenue, North-Western Provinces and Oudh, submitting the Final Settlement Report of the Kheri district by Mr. S. H. Butler, I.C.S., Settlement Officer, together with the Commissioner of Lucknow's review thereof.

OBSERVATIONS.—The settlement of the Kheri district commenced in 1897, Mr. Butler, who had completed the assessment of the adjoining district of Sitapur, being appointed Settlement Officer. In 1898 an Assistant Settlement Officer, Mr. Pim, was appointed for two years. The final assessment report was submitted by the Board of Revenue in December 1900, and sanctioned by Government in the following month. Mr. Butler had in the meantime been appointed Secretary to the Famine Commission and was unable to present his settlement report until September 1901. It was forwarded with a brief covering letter by the Board in November.

2. The Kheri district is the largest in Oudh and lies to the extreme north-west of the Province. It is bordered on the north by Nepal, on the east by the Bahraich district, on the south by the Sitapur and Hardoi districts, and on the west by Sháhjahánpur. Its area is 2,550 square miles, apart from the Government forests, and it may be roughly divided into two tracts—the northern and southern. The former comprises the unhealthiest and the most sparsely populated parganas in Oudh. Much of the tract is covered with forest, and wild animals cause great damage to the crops. Rivers intersect the greater part of the area, and floods are common. The water, which lies near the surface, is extremely bad, and the climate, though better than it was thirty years ago, is unhealthy to a degree. Climate and cultivation improve as the centre of the district is approached; and in the southern tract spring crops predominate, in contrast to the northern parganas, where rice and maize are the chief crops. But, though the central part of this tract contains fine villages, it is bordered by stretches of poor light soil. A belt of forest extends along the Kutna, and checks, by the refuge it affords wild animals and daksais, the natural development of the adjacent villages.

3. Seventy per cent. of the entire assessable area of the district is held by Taluqdárs; single zamíndárs and coparcenary bodies own the remainder in nearly equal shares. Unlike their neighbours in the adjoining district of Bahraich, the Taluqdárs are a heavily indebted body. Some of the largest estates are under the management of the Court of Wards, and the Settlement Officer believes that within ten years half the district will come under the Court's administration. The extravagance of the

proprietors is the main cause of their indebtedness, but the assessments at the last settlement were "notoriously excessive," and, though a revision was effected, it resulted in an enhancement of 60 per cent. over the previous assessments, and added greatly to the landlord's difficulties. As the Settlement Officer remarks: "The settlement started badly with cattle disease of a virulent and fatal type; and, as its period ran from the expiry of the summary settlement, the district has not had thirty years' rest." Up to 1892, however, there was a fair promise of improvement. The population, which in 1869 was 737,732, had increased to 903,615; but a cycle of wet seasons set in, affecting seriously the lowlying tracts, and the famine of 1896-97 retarded further the progress of the district. In the last decade the population has increased by 1,523 only; and, though cultivation is now increasing owing to dry seasons and high prices, continuous progress is not assured. The cultivated area, which stood at 700,000 acres at last settlement, had risen in the survey year to 770,000 acres. In 1892 it had reached 830,000 acres. The extension of the Rohilkhand and Kumaun Railway, which now traverses the district, has as yet resulted in no marked agricultural development, but it has stimulated the rise of prices, and created a large and lucrative export trade.

4. The main rental features of the district are clearly sketched in the Settlement Officer's report. Two-fifths of the tenant-held area is under produce rents, the landlord's share being usually determined by appraisement, and delivered, either in kind or in cash, at a commutation value. The system is unpopular, and theoretically is bad, but is necessitated by the extreme precariousness of the outturn. A seventh of the tenant-held area is under what are known as *nakshi* rents, which are produce rents with a limit, the limit being fixed low: elsewhere cash rents prevail, and the finer crops, such as tobacco, poppy, sugarcane, invariably pay cash rates. High caste tenants enjoy an advantage in the rental of about 2 annas in the rupee. As is elsewhere the case in Oudh, rents are lowest on the estates of Taluqdárs and highest where the proprietors are poor. The average rent rates in taluqdári, single zamíndári, and coparcenary estates are Rs. 3.18, Rs. 3.67, and Rs. 3.96 per acre respectively. The rent rates are necessarily lowest in the extreme north of the district, the badness of the climate and the poorness of communications making the settlement of tenants an expensive and uncertain process. The proximity of Nepal, where an unlimited area of land is to be had almost for the asking, adds appreciably to the landlord's difficulties.

5. It is obvious that the peculiar conditions of the district necessitated peculiar care and discrimination in its assessment. The Settlement Officer's report is silent regarding his methods of soil demarcation and circle classification, but these have been fully described in his assessment reports. Owing to the dishonesty of the subordinate survey establishment, the soil classifications necessitated the closest inspection by the Settlement Officers, and over large areas had practically to be re-done. The circles were formed topographically as far as the varying conditions of the villages permitted, and standard rates were elicited, separate rates being fixed for high and low caste tenants, and the assumption

areas being dealt with at high caste rates. It was necessary, especially in the undeveloped portions of the district, to allow largely for the circumstances of individual villages : and in grain-rented areas the average recorded grain rental of the village was frequently employed for the valuation of grain-rented land. In framing his circles and in fixing his standard rates the Settlement Officer had the advantage of the advice and assistance of Mr. Hooper, the Settlement Commissioner, who personally inspected a very large number of the villages assessed. The village records, while inferior to those of most Oudh districts, were accurate for all practical purposes, though the record of collections was untrustworthy, the errors, as is generally the case in Oudh, being in excess, not in defect. It was only in the southern parganas of Muhamdi and Pasgawan that attempts at concealment of rental were detected.

6. The results of the assessments may be briefly summarized. An area of 790,810 acres has been valued at an accepted rental of Rs. 22,31,965. Rupees 21,553 have been added on account of *siwái*, and deductions of Rs. 1,267 made for proprietary cultivation and of Rs. 32,381 for improvements. The net assets are Rs. 22,19,870, on which a percentage of 46·4 or Rs. 10,30,565 have been taken as revenue.

7. The area assessed, 790,810 acres, is undoubtedly a full one. It is considerably below the maximum area attained in 1892 (830,998 acres), but is above the average of the past fifteen years, and above the actuals of any of the past six years. But it is framed on the assumption that it is a safe area for a thirty years' assessment, and it represents the aggregate result of careful enquiries in the case of each individual village. The incidence on the cash-rented area (393,802 acres) is Rs. 3·17 an acre : on the grain-rented area (255,911 acres) it is nearly Rs. 2·48. The accepted incidence is 5 per cent. below the cash recorded rental, 21 per cent. below the appraisement demand of the year of assessment, and 9 per cent. below the average demand of twelve years. The allowance on the cash-rented land would have been higher had not one-fourth of the area been under the *nakshi* system, where arrears are necessarily small. But the valuation of the grain-rented area is low, and its justification is the extreme uncertainty of prices in the future. High prices have prevailed in recent years, but there are indications that these will not last, and the effect of the currency legislation must ultimately make itself felt. The justice of the Settlement Officer's valuation of tenant-held land, as a whole, appears from its close approximation to the incidence of recorded collections. The assumption area, which amounts to 11 per cent. of the entire area assessed, is valued at rates which appear high : but three-fourths of this area lies in the south of the district, where the soil is good and higher rates prevail. The allowance made for proprietary cultivation was small : but high caste rates had been employed for valuation purposes, and, where necessary, a reduced percentage of the assets was taken.

8. The proposed assessment of Rs. 10,30,565 falls (as already noted) at 46·4 of the assets, and (excluding nominal assessments) gives an increase of 21 per cent. on the former revenue. The incidence of the new assessment is Rs. 1-4-10 per acre on the area assessed, the incidence of the old

revenue on the cultivation of last settlement being Re. 1-3-0. The enhancement is far less than was anticipated by the Director in his forecast : but the forecast was based on an excessive area, 866,625 acres, and postulated an unduly high cash rental.

9. The work of settlement was carried through with expedition and with very little litigation and inexpensively, the cost being Rs. 1,10,216, or Rs. 44 per square mile assessed. Including survey, the total cost amounted to Rs. 3,24,971, or Rs. 130 per square mile. The Settlement Officer had no control over the Survey Department, whose subordinates were inadequately supervised, and whose work was unsatisfactory.

10. Both the Settlement Officer and the Board recommend that a thirty years' assessment should be given to the district, and the Lieutenant-Governor and Chief Commissioner accepts this recommendation. The assessments have been made on the assumption that the revenue would be fixed for the full period, and a shorter period of settlement would not improbably tend to check the development of the district. In order that the revised assessments may take effect consecutively, His Honour accepts the proposals of the Settlement Officer and Board and sanctions the assessments of tahsils Muhamdi, Kheri, and Nighasan up to 30th June 1929, 30th June 1930, and 30th June 1931 respectively.

The Lieutenant-Governor and Chief Commissioner desires, in conclusion, to acknowledge the skill, sympathy, and practical excellence of Mr. Butler's settlement work. He has successfully carried through the settlement of two large districts in Oudh, Sitapur and Kheri, and his assessments, while yielding Government a substantial increase of revenue, have made all due allowance for local conditions and will greatly tend to the future prosperity of both districts. In settling the Kheri district Mr. Butler received considerable assistance from Mr. Pim, the Assistant Settlement Officer, who has displayed marked aptitude for settlement work.

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ORDER.—Ordered that a copy of the above Resolution be forwarded to the Secretary to the Board of Revenue, North-Western Provinces and Oudh, for the information of the Board.

R. G. HARDY,

*Chief Secy. to Govt., N.-W. P. and Oudh.*